

News and Comment of Urban Real Estate Market

Tea Importers Purchase Building They Occupy for Three Years, Buy Greenwich Street Structure

Joseph Tetley & Co., tenants for three years, buy Greenwich Street structure. The firm have purchased through William A. White & Sons the six-story building at 438 and 435 Greenwich Street, on plot 4350, adjoining the corner of Canal Street.

The sellers, T. Bache Bleeker and Harrison N. Simmons, coffee merchants, have owned the property since it was erected about ten years ago. It was held at \$125,000. The same brokers leased the building to the present buyers three years ago for the purpose of testing the packing of tea here for domestic consumption. Instead, however, which experiment has proved a success and led to the present purchase.

CITY REAL ESTATE

Office Space \$500,000

Will purchase plot and erect 12-story office building on Broadway, north of Wall Street and south of Fulton Street, containing 44,000 square feet. Will show net return of 15%. For further particulars apply to

PEASE & ELLMAN

55 Liberty Street

Telephone Corlandt 8640

REK & CO

753 Broadway

JOHN L. PARISH

APRAISER—BROKER—AGENT

41 Broadway—Tel. 749 Corlandt

HESS Business Property

REAL ESTATE

WESTCHESTER COUNTY

MOUNT VERNON, N. Y.

Large, handsome stone house, 10 rooms, 2 baths, hardwoods, all the latest improvements; central heating, gas, electric, etc. Price, \$150,000.

OWNER ANXIOUS TO sell well built brick house, 10 rooms, 2 baths, hardwoods, all the latest improvements; central heating, gas, electric, etc. Price, \$150,000.

ONE OF THE ATTRACTIVE: 12 rooms, 2 baths, large porch, hot water heat, gas, electric, etc. Price, \$150,000.

TERMS CAN BE ARRANGED. 12 rooms, 2 baths, large porch, hot water heat, gas, electric, etc. Price, \$150,000.

FOR RENT, JULY AND AUGUST, at SCARSDALE, WESTCHESTER COUNTY, 10 rooms, 2 baths, hardwoods, all the latest improvements; central heating, gas, electric, etc. Price, \$150,000.

UNEXCELLED LOCATION, 10 rooms, 1 bath, steam heat, all improvements; lot, 100x100. Price, \$150,000.

A DESIRABLE HOME, Chester Hill, 10 rooms, 2 baths, hardwoods, all the latest improvements; central heating, gas, electric, etc. Price, \$150,000.

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Brokers Sell Present Quarters In Wall Street

Post & Flag Find Ready Buyer for Property Forsaken for New Home Planned in Broad Street

The Charles F. Noyes Company has sold for Post & Flag their present home at 35 Wall Street and were brokers in the purchase by Post & Flag of 49-51 Broad Street, which they will improve with a building for their own business from plans of George B. Post. Post & Flag's new home will cover a plot of 3,500 square feet. The total transaction involved nearly \$300,000. Newbold T. Lawrence was interested in both deals as associate broker. The 35 Wall Street sale was made at the highest rate probably ever paid for a building in Manhattan. The location is inside lot in Manhattan. The location is unique. Post & Flag sold their old home because of the necessity of obtaining larger quarters for their increasing business. Their new home will probably be a six-story building containing 20,000 square feet of space, and used exclusively for their own purposes.

Their new location on Broad Street has been the scene of many real estate deals during the last few weeks. 43-47 Broad Street was purchased by the Broad Exchange Company and is now being considered by the Curb Association for a new building, and at 55-57 Broad and 37 Beaver Street the Seaboard National Bank is to erect a new home, while right around the corner on Beaver Street three new buildings are in course of construction.

Other important sales have been closed by the Noyes company nearby, and it is believed that the larger stock exchange firms, with wire connections, will probably locate on Broad Street, between Wall and Beaver Streets.

Investors Purchase

The Realty Associates have sold 166 Sutter Avenue, a four-story brick structure and flat, on lot 20x100, to Benjamin Cohen; 143 to 147 Twelfth Street, three three-story frame flats, on lot 25x100 each, to Albertina Krenski, through Mrs. T. Rosenberg, and 486 Ninth Street, a four-story dwelling, on lot 18x72 1/2 feet, to Sallie Hirsch.

Howard C. Pyle & Co. have sold 171 Woodruff Avenue, a two-story dwelling, for Edward Hungerford to Charles F. Egan.

The Bulkley & Horton Company has sold 311 Eastern Parkway, a three-story dwelling, on lot 20x112, for Frank A. Hagman to Joseph and Mary Keihe.

Bought by Investor

The Reich Building Corporation, Jacob Reich president, has sold to B. H. 108 and 1090 Bryant Avenue, southeast corner of 165th Street, two five-story apartment buildings containing three stories, on a plot 110x100; also 31 and 33 Westchester Avenue, on a plot 42x100, and containing six stories. J. Rubin and Leitner, Brenner & Starr were the brokers.

The five-story structure, on a plot 50x130, at 2136 Valentine Avenue, has been sold by Christina Young. This property was reported to have been under contract by Max Natanson last March, but the transaction was never completed. The new owner is an investor.

Investor Buys in Rogers Place

F. A. Holly has sold to the Ararat Realty Corporation 956 Rogers Place, on lot 30x75 1/2, south of 195th Street.

California Purchases

Big West 40th St. Garage

J. Warren Stokes, of Fresno, Cal., has purchased through J. Arthur Fischer and Trust Co. 425 and 427 West 40th Street, at 252 to 252 West Fortieth Street, plot 122x100. Mr. Stokes will make extensive alterations, and plans adding four stories to the building. The broker has arranged for an extension of the lease at a rental aggregating \$400,000. James J. Crowe was associate broker in the deal.

Mr. Fischer has also sold to Harry Schepps the deal at 638 Sixth Avenue and the first lot at 106 West Thirtieth Street.

Liberty Tower Owners Well Satisfied With Old Agents

The Sinclair Building Company, which has taken title to the Liberty Tower, 55 Liberty Street, has commissioned Pease & Ellman to continue the management of the property. This building has now been under the supervision of Pease & Ellman during three ownerships, covering ten years. For the Garden City Company, which sold the building recently to the Sinclair company, the agents had improved the income from the structure \$20,000 a year.

White Plains Plots

Average \$1,203 at Auction

The auction sale of plots in the Green Ridge section of White Plains, held on Saturday by Chas. D. Griffin & Co., resulted in the sale of forty-one plots for a total of \$49,350. Plots brought from \$500 to \$2,600 each. Among the buyers were E. J. Ganado, W. L. Klaber, Vernon Bailey, F. W. Whiting, Charles Briggs, Roderick S. Horton, J. Rucen, W. R. Wishard, William E. Leach, Edward Collins, Mrs. Augusta Werbin, Allen Watrous and George Johnson. The offering comprised 140 lots. The average price received was \$1,203 a lot.

REAL ESTATE AT AUCTION

RIGHT ON THE WATER

30 Minutes from Penn. Station or Short Run by Automobile

Absolute Auction Sale

Without Reserve

151 PLOTS and LOTS

Many on the Waterfront or overlooking the water. All surrounded by attractive all-year homes. 78 extra large plots and 73 lots.

Next Saturday, June 28

At 2 P. M., on the Premises, Rain or Shine.

Terms 66 2-3% May Remain on Mortgage or Payment in 30 EQUAL MONTHLY PAYMENTS

Titles Are Guaranteed Without Expense to Purchaser by the TITLE GUARANTEE & TRUST CO.

Call, write or phone for Illustrated Map and Complimentary Railroad Passes for Day of Sale.

Jere Johnson Jr. Co., Auctioneers

193 Montague St., Brooklyn. Telephone Man 1238.

Or office on property opposite station. Open every afternoon.

HOW TO GO: From Penn. Station take electric train on North Side Division, Long Island R. Co. to Beachmont (Whitesands Landing), or a short run by automobile via Queensboro (58th St. Bridge, Jackson Ave. and Flushing).

STUDIOS TO LET

BEAUTIFUL, WELL-EQUIPPED STUDIO, 1000 sq. ft., with bath, kitchen, etc., on BROADWAY, at 74th St. Telephone COLUMBUS 8981.

Mrs. Emma Lehrburger To Build Home in E. 63d

Brown Disposes of Bachelor Apartment Near 114th St., Bought Few Days Ago

Frederick Brown has sold to William B. Knapp, an investor, through Slawson & Hobbs, the five-story bachelor apartment at 414 Riverside Drive, near 114th Street, which he acquired about two weeks ago from Leopold Weiss in exchange for two Dyckman flats. The apartment occupies a lot 25x118. Mr. Brown has also sold 102 Edgecombe Avenue, adjoining the corner of 129th Street, a three-story and basement dwelling, with two-story extension, remodelled for three families. Morris Mechner is the purchaser.

148th Street Flats Sold

Freidus & Co. have sold for Lowenstein & Prager 302 and 304 West 148th Street, two five-story flats, on plot 50x99 1/2.

Sale in 104th Street

Oscar D. and Herbert V. Dike have sold for Archibald Henry Macdonald the five-story double flat, on lot 20x100, at 18 West 104th Street, to a client of Robert A. Martin for investment.

Recorded Transfers

Downtown.

NORFOLK ST. 32, s. s. 25x100; Walter R. L. Co. to J. H. L. Co. \$215,000; 215 E. 10th St., Bklyn. mfg. \$250,000; atty. H. KING, 161 Stone av., Bklyn. \$100,000; 1230 E. 12th St., Bklyn. \$100,000; J. H. L. Co. to J. H. L. Co. \$100,000; J. H. L. Co. to J. H. L. Co. \$100,000; atty. A. H. Smith, 1230 E. 12th St., Bklyn. \$100,000.

East Side.

37TH ST. 212 E. 25x100; 28th st. 305 E. 25x100; 29th st. 305 E. 25x100; 30th st. 305 E. 25x100; 31st st. 305 E. 25x100; 32nd st. 305 E. 25x100; 33rd st. 305 E. 25x100; 34th st. 305 E. 25x100; 35th st. 305 E. 25x100; 36th st. 305 E. 25x100; 37th st. 305 E. 25x100; 38th st. 305 E. 25x100; 39th st. 305 E. 25x100; 40th st. 305 E. 25x100; 41st st. 305 E. 25x100; 42nd st. 305 E. 25x100; 43rd st. 305 E. 25x100; 44th st. 305 E. 25x100; 45th st. 305 E. 25x100; 46th st. 305 E. 25x100; 47th st. 305 E. 25x100; 48th st. 305 E. 25x100; 49th st. 305 E. 25x100; 50th st. 305 E. 25x100; 51st st. 305 E. 25x100; 52nd st. 305 E. 25x100; 53rd st. 305 E. 25x100; 54th st. 305 E. 25x100; 55th st. 305 E. 25x100; 56th st. 305 E. 25x100; 57th st. 305 E. 25x100; 58th st. 305 E. 25x100; 59th st. 305 E. 25x100; 60th st. 305 E. 25x100; 61st st. 305 E. 25x100; 62nd st. 305 E. 25x100; 63rd st. 305 E. 25x100; 64th st. 305 E. 25x100; 65th st. 305 E. 25x100; 66th st. 305 E. 25x100; 67th st. 305 E. 25x100; 68th st. 305 E. 25x100; 69th st. 305 E. 25x100; 70th st. 305 E. 25x100; 71st st. 305 E. 25x100; 72nd st. 305 E. 25x100; 73rd st. 305 E. 25x100; 74th st. 305 E. 25x100; 75th st. 305 E. 25x100; 76th st. 305 E. 25x100; 77th st. 305 E. 25x100; 78th st. 305 E. 25x100; 79th st. 305 E. 25x100; 80th st. 305 E. 25x100; 81st st. 305 E. 25x100; 82nd st. 305 E. 25x100; 83rd st. 305 E. 25x100; 84th st. 305 E. 25x100; 85th st. 305 E. 25x100; 86th st. 305 E. 25x100; 87th st. 305 E. 25x100; 88th st. 305 E. 25x100; 89th st. 305 E. 25x100; 90th st. 305 E. 25x100; 91st st. 305 E. 25x100; 92nd st. 305 E. 25x100; 93rd st. 305 E. 25x100; 94th st. 305 E. 25x100; 95th st. 305 E. 25x100; 96th st. 305 E. 25x100; 97th st. 305 E. 25x100; 98th st. 305 E. 25x100; 99th st. 305 E. 25x100; 100th st. 305 E. 25x100; 101st st. 305 E. 25x100; 102nd st. 305 E. 25x100; 103rd st. 305 E. 25x100; 104th st. 305 E. 25x100; 105th st. 305 E. 25x100; 106th st. 305 E. 25x100; 107th st. 305 E. 25x100; 108th st. 305 E. 25x100; 109th st. 305 E. 25x100; 110th st. 305 E. 25x100; 111th st. 305 E. 25x100; 112th st. 305 E. 25x100; 113th st. 305 E. 25x100; 114th st. 305 E. 25x100; 115th st. 305 E. 25x100; 116th st. 305 E. 25x100; 117th st. 305 E. 25x100; 118th st. 305 E. 25x100; 119th st. 305 E. 25x100; 120th st. 305 E. 25x100; 121st st. 305 E. 25x100; 122nd st. 305 E. 25x100; 123rd st. 305 E. 25x100; 124th st. 305 E. 25x100; 125th st. 305 E. 25x100; 126th st. 305 E. 25x100; 127th st. 305 E. 25x100; 128th st. 305 E. 25x100; 129th st. 305 E. 25x100; 130th st. 305 E. 25x100; 131st st. 305 E. 25x100; 132nd st. 305 E. 25x100; 133rd st. 305 E. 25x100; 134th st. 305 E. 25x100; 135th st. 305 E. 25x100; 136th st. 305 E. 25x100; 137th st. 305 E. 25x100; 138th st. 305 E. 25x100; 139th st. 305 E. 25x100; 140th st. 305 E. 25x100; 141st st. 305 E. 25x100; 142nd st. 305 E. 25x100; 143rd st. 305 E. 25x100; 144th st. 305 E. 25x100; 145th st. 305 E. 25x100; 146th st. 305 E. 25x100; 147th st. 305 E. 25x100; 148th st. 305 E. 25x100; 149th st. 305 E. 25x100; 150th st. 305 E. 25x100; 151st st. 305 E. 25x100; 152nd st. 305 E. 25x100; 153rd st. 305 E. 25x100; 154th st. 305 E. 25x100; 155th st. 305 E. 25x100; 156th st. 305 E. 25x100; 157th st. 305 E. 25x100; 158th st. 305 E. 25x100; 159th st. 305 E. 25x100; 160th st. 305 E. 25x100; 161st st. 305 E. 25x100; 162nd st. 305 E. 25x100; 163rd st. 305 E. 25x100; 164th st. 305 E. 25x100; 165th st. 305 E. 25x100; 166th st. 305 E. 25x100; 167th st. 305 E. 25x100; 168th st. 305 E. 25x100; 169th st. 305 E. 25x100; 170th st. 305 E. 25x100; 171st st. 305 E. 25x100; 172nd st. 305 E. 25x100; 173rd st. 305 E. 25x100; 174th st. 305 E. 25x100; 175th st. 305 E. 25x100; 176th st. 305 E. 25x100; 177th st. 305 E. 25x100; 178th st. 305 E. 25x100; 179th st. 305 E. 25x100; 180th st. 305 E. 25x100; 181st st. 305 E. 25x100; 182nd st. 305 E. 25x100; 183rd st. 305 E. 25x100; 184th st. 305 E. 25x100; 185th st. 305 E. 25x100; 186th st. 305 E. 25x100; 187th st. 305 E. 25x100; 188th st. 305 E. 25x100; 189th st. 305 E. 25x100; 190th st. 305 E. 25x100; 191st st. 305 E. 25x100; 192nd st. 305 E. 25x100; 193rd st. 305 E. 25x100; 194th st. 305 E. 25x100; 195th st. 305 E. 25x100; 196th st. 305 E. 25x100; 197th st. 305 E. 25x100; 198th st. 305 E. 25x100; 199th st. 305 E. 25x100; 200th st. 305 E. 25x100; 201st st. 305 E. 25x100; 202nd st. 305 E. 25x100; 203rd st. 305 E. 25x100; 204th st. 305 E. 25x100; 205th st. 305 E. 25x100; 206th st. 305 E. 25x100; 207th st. 305 E. 25x100; 208th st. 305 E. 25x100; 209th st. 305 E. 25x100; 210th st. 305 E. 25x100; 211th st. 305 E. 25x100; 212nd st. 305 E. 25x100; 213th st. 305 E. 25x100; 214th st. 305 E. 25x100; 215th st. 305 E. 25x100; 216th st. 305 E. 25x100; 217th st. 305 E. 25x100; 218th st. 305 E. 25x100; 219th st. 305 E. 25x100; 220th st. 305 E. 25x100; 221st